



Oregon

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September 17, 2007

Richard Hyink
ACF Industries, LLC
101 Clark Street
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RE: Conditional No Further Action Determination
ACF Industries Site
ECSI# 794

Mr. Hyink:

The Oregon Department of Environmental Quality (DEQ) has completed review of the Final Closure Report dated January 2007 and submitted to DEQ for the ACF Industries (ACF) site. The property consists of Tax Lots 100 and 200 on Multnomah County Tax Map 2N1W34DC, and Tax Lot 1400 on map 2N1W34, and is located at 12160 NW St. Helens Road in Portland, Oregon. The remedial action described in the report was based on DEQ's recommendations outlined in a June 9, 2006 Record of Decision approved by DEQ's Northwest Region Administrator.

DEQ has determined that no further action is required to address environmental contamination at the ACF Industries property provided that the engineering and institutional controls installed at the site are maintained. This determination is based on the regulations and facts as we now understand them, including but not limited to the following:

1. Kingsley Lumber operated at the site in the 1930s to 1950s. Tank car cleaning and refurbishing operations were performed at the site from 1957 to 1980, after which transformer repair and painting occurred for a time. These activities led to the release of volatile and semi-volatile organic compounds, metals, and polychlorinated biphenyls (PCBs) primarily to surface soil.
2. Between 1988 and 1991 a large cleanup effort was completed by ACF to address soil impacts related to past tank car cleaning work. Work included demolition of site structures, tank decommissioning, and the removal and off-site disposal of 6,800 cubic yards of contaminated soil. Monitoring wells were also installed on-site, and modest impacts to underlying groundwater were detected.
3. DEQ issued a Unilateral Order in 2000 mandating the completion of a remedial investigation (RI) and feasibility study (FS) to evaluate the risk posed by remaining site contamination, including potential impacts to the nearby Portland Harbor Superfund Site. Additional on- and off-site soil and groundwater sampling was completed between 2001 and 2003.
4. In a 2004 Risk Assessment included as part of the Final RI Report, it was determined that arsenic in near surface soil in the northern portion of the site presented a risk to both human and ecological receptors, and that a portion of the contamination represented a contamination hot spot. PCBs and polynuclear aromatic hydrocarbons were also detected in isolated locations exceeding DEQ's risk-based concentrations or RBCs. Contamination was determined to have

migrated off-site into low-lying ditches by means of stormwater runoff. Groundwater beneath the site was determined to not have been significantly impacted.

5. A Focused Feasibility Study was completed for the ACF site in 2006 in which a remedy consisting of the following was proposed: excavation and off-site disposal of hot spot soil, excavation and on-site placement of (off-site) ditch soil exceeding RBCs, and installation of an engineered cover over all on-site soil exceeding RBCs. The proposal was approved, with minor changes, in a DEQ Record of Decision dated June 2006.
6. Following DEQ approval of a Remedial Design/Remedial Action Plan, cleanup was performed in September and October 2006. Approximately 6,400 tons of soil were removed from the site and disposed of as special waste at Hillsboro Landfill, and most of the site capped with an engineered cover consisting of geotextile fabric and a minimum of 18 inches of clean compacted rock. A Project Completion Report dated January 2007 was subsequently submitted and approved by DEQ.
7. Contaminated soil at the site does not pose a risk to human or ecological receptors provided that the engineered cover remains in place. Institutional controls require that the cover be inspected on a regular basis, and that yearly inspection and maintenance report be submitted to DEQ as outlined in a March 2007 Engineered Cover Inspection and Maintenance Plan completed by ACF. DEQ notification is required if site ownership or land use changes. An Easement and Equitable Servitude (EES) outlining site engineering and institutional controls has been recorded with the property deed in Multnomah County, Oregon. A copy of the EES is included in DEQ site files.
8. Prior to issuance of this conditional No Further Action (NFA) letter, public notice of the proposed action was published, and a 30-day period (April 1-30, 2007) provided for comment. No comment was received.

Contamination remains on the ACF Industries site. DEQ approves leaving this contamination because it does not present an unacceptable risk to human health, safety, welfare and the environment with the controls described above. DEQ's approval to leave contamination on the site was based on present conditions, as described in the reports named above. Any future work in the contaminated areas of the property, including any sampling, management, and disposal of contaminated soil must be performed in accordance with DEQ regulations and policies.

DEQ concludes that based on the information presented to date, the ACF site is currently protective of public health and the environment as long as the engineering and institutional controls are maintained as described above. The site requires no further action under the Oregon Environmental Cleanup Law, ORS 465.200 et seq., while the required conditions are maintained unless new or previously undisclosed information becomes available.

In 2002 the ACF site was placed on DEQ's Inventory of sites that have a confirmed release and need additional investigation as required by ORS 465.225. The facility will remain on the Inventory as required by ORS 465.230(2) as long as the unacceptable risk at the site is controlled by engineering and institutional controls. We will update the Environmental Cleanup Site Information System (ECSI) database to reflect this decision. DEQ recommends keeping a copy of all of the documentation associated with this remedial action with the permanent facility records.

If you have any questions about this letter, please contact Dan Hafley at (503) 229-5417.

Sincerely,

Nina DeConcini
Northwest Region Administrator

cc: Dan Hafley, NWCDEQ

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